

**CHAPTER SIX
HISTORIC RESOURCES**

Historic resources include structures and sites, rural resources, community landmarks, archaeological and cultural sites, and the historic environment in which they exist. They serve as visual reminders of Hartwell's past, providing a link to its cultural heritage and a better understanding of the people and events that shaped the patterns of its development. Preservation of these resources makes it possible for them to continue to play an integral, vital role in the community. Because historic resources are irreplaceable, they should be protected from deterioration and the intrusion of incompatible uses. Preservation can provide property owners in Hartwell with substantial savings through the reuse of facilities, structures and utilities and is often less expensive than demolition and new construction. The preservation and the reuse of historic structures can also attract tourism and promotes a quality of life that industry, new business, and residents find attractive in communities.

Historical Narrative.

The Cherokee Indians occupied the area encompassing the city of Hartwell before the arrival of the first settlers. The Cherokees relinquished their land to the state of Georgia through the treaties of 1773 and 1783. Land was allotted to veterans of the revolutionary war using the land lottery system. Hart county was named for Nancy Hart, a revolutionary war heroine, and was established in 1853 from parts of Franklin and Elbert Counties. Settlers from Virginia, North Carolina, and South Carolina arrived in Hart county throughout the 19th century. Their homes were made with materials commonly found in the area, which resulted in wood frame and log structures.

The Act of the Legislature that created Hart County provided for the election of five Justices of the Inferior Court to select and locate a site for public buildings in the newly formed county. They were authorized to purchase a tract of land for the location of the county seat, which would be divided into lots and sold at a public auction for the benefit of the new county. After a drawn out controversy between area residents on where the county seat should be located, the Justices of the Inferior Court purchased 100 acres from the heirs of James Vickery on May 12, 1854. Immediately after the land was sold, development began around the square with the construction of the first buildings, a mix of commercial and residential.

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The City of Hartwell was incorporated in 1856, but development within the town had been steady since the establishment of Hart County. Hartwell was planned along a ridge line that separated two watersheds: Lightwood Log Creek and Big Cedar Creek. There were two surveyors that were credited for the layout of Hartwell, John A. Cameron, a county surveyor and F. B. Hodges, a later county surveyor. They divided the town into a central public square, four adjoining 80-foot wide streets, and 139 lots. The downtown square was located on the highest point along the ridgeline, which sloped to form a plateau. The plateau was where the nucleus of the community developed. Street such as Carolina, Franklin, and Elbert were named for their respective destinations. Others, such as Johnson, Carter, Richardson, Webb and Chandler were named after the five Inferior Court Justices. Howell Street was named for Howell Cobb, an Athens attorney who was the governor of Georgia from 1851 to 1853.

The first structure completed within the commercial district was the courthouse, located on the northeastern side of the square. John B. Benson, one of the founding fathers, was responsible for building the first residence, constructed of "pine logs, split in halves, close fitted and chinked; the first store, a frame building located on the southwest corner of the square; and the construction of other residential and commercial buildings." A two-story frame jail and frame hotels were also part of the downtown. Although a majority of the buildings were wood, there were two constructed from brick: an 1856 two-story courthouse, which replaced the original frame structure, and an antebellum commercial building.

Hartwell's peak development years occurred from 1879 to 1925. During this phase, Hartwell's development resulted from several economic factors: the establishment of the Hartwell railroad, the changes in agricultural practices, the increased number of cotton-related business and industries, the development of residential neighborhoods, the increase in growth of the town center, and various public improvements initiated by the local government.

The establishment of the Hartwell Railroad in 1879 opened a whole new commercial door for the City and area as a whole. Previous methods of transportation had been by pole boats and wagons. The railroad made regional and national markets more accessible. The rail line ran from Hartwell to Bowersville, where it merged with the Elbert Airline Railroad. This, in turn, connected the area with Atlanta, Washington, and New York via Toccoa, Georgia.

The Hartwell Railroad was located one block south of the town center. The development of the Depot Street

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commercial block was a direct result of the location of the rail line along that area. Advances in the agricultural system led to the resurgence of cotton as a primary cash crop. Consequently, Depot Street's development was closely related to the increased cotton production and it became the local "cotton yard." Thus, many of the newly constructed brick warehouses and commercial buildings on Depot Street housed buyers, feed stores, and other cotton-related businesses such as seed mills, ginning houses, and a cotton mill added in 1894. A new passenger depot constructed of wood frame replaced an earlier one.

The development along Depot Street helped spur new development around the square and in the community. This "boom" period led to the existing historic character of the central business district. By the end of the 19th century, construction of two-story brick retail buildings and a church began to occupy the east and south blocks of the square.

The land surrounding the town center was divided for residential development. Much of the residential development for white residents took place around the town center toward the southeast and southwest. The area located on the northeast side of town was known as the "Rome" community and was recognized as the "colored suburbs". Hartwell's Black citizens had lived in various areas of town before finally settling on Richardson Street in the new Rome community. Rome's architectural character can be seen through the surviving structures, which were frame dwellings on open farmland. Within the Rome community, two churches were responsible for the creation of the schools for the local black population. One school was held in the Methodist parsonage of St. Luke's Methodist Church. The other school was known as the Savannah River School, which was housed in a three-story brick classroom and included a dormitory building and several other frame structures. It was located at the northeast edge of the community.

As a result of the increased growth in Hartwell, the city limits were expanded in 1889 from its original 400 yards radius from the center of the city square to a one mile radius. Road and sidewalk improvements, as well as local schools brought many new residents from surrounding county. Consequently, infill construction took over the available land and farms, which had formerly been at the city's edge became less isolated. The new residential construction was primarily located along Benson, Franklin, Howell, and Athens Streets. Remnants of the old pecan groves that were once a part of S. W. Peek's nursery grounds can still be seen in some of these outlying residential areas such as the Rome community and Benson Street.

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After the death of J. B. Benson, a major landowner, in 1892, his estate of 33 lots located in the southeast section of town along the road leading to Elbert county became available for the development of new neighborhoods. The neighborhood homes were large two-story frame structures of Victorian-eclectic design located on large spacious lots. As Craftsman style dwellings were added, the lot size decreased in the neighborhood.

The neighborhood recognized as Benson Street was Hartwell's most prominent with its residents including legislators, judges, and other citizens of statewide importance. Similar development appeared on Howell Street and sections of Franklin Street to the north. Residential lots in the west side of town along Franklin and Howell Streets tended to be more uniform in size than those located along Benson Street because they were part of the original town plan. The area around Athens Street connected the city and county and was referred to as the "western suburbs". The Athens Street area developed from the expansion of growth of Howell Street with Franklin Street, west of the city, being the last area to be converted to residential.

Following the construction of the Witham Cotton Mill in 1894, the "milltown" was developed on a sloping hill south of the mill complex near Depot Street and the railroad. The mill village was made up of modest one-story frame dwellings with front and rear porches. Later a few brick houses, a frame church, and a schoolhouse were added to the mill village.

In the late 19th century the county's major crops were cotton, cereals, fruit, and poultry. By 1893, Hartwell's population had reached 1000. In 1897, the First United Methodist Church was constructed on Howell Street. During 1901, many of the businesses on the square were drug stores, groceries, general stores, furniture dealers, bank and hardware stores.

During the early part of the 20th century, public improvements for the city offered the beginning of a water and sewer system in 1901, public school system in 1906, and paved streets in 1923. A two-story brick courthouse of Romanesque design by J. W. Golucke, a prominent Atlanta architect, took the place of the old courthouse that was consumed by fire. In 1901 there were only five remaining residences located on the square.

Today, the Gutley-Blackwell House is the only surviving residence remaining on the square. The first Hartwell public school was located on Cleveland Avenue where it was eventually demolished. A telephone occupied the second story of a building on Elbert and Franklin streets. A large portion of Hartwell's development in the downtown occurred during

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1908 and 1917.

The population in Hartwell reached a high point during the 1920's with a total of 2,323 people. During this time, the cotton industry began to slow down as a result of the spread of the boll weevil, a severe drought in 1925, and the competitive cotton markets throughout the nation, which signaled an end to the cotton industry in Hartwell.

The 1920s and 1930s marked the first decrease in Hartwell's population from 2,323 to 2,048 citizens. Hartwell's depressed economy was stimulated by the government's creation of recovery programs. The government provided such New Deal programs as the Seed Loan Program, which helped farmers, and the Works Progress Administration (WPA), which aided unemployed workers. In the City of Hartwell, the WPA was responsible for the construction of the school gymnasium, a large brick building and a residential-like brick community house, which was compatible with the surrounding neighborhood.

In 1938, Hartwell was given the authority to pass zoning and planning laws for the city. A highway connecting the State Route 29 to Benson Street was completed in 1939. The economy was improving by the 1940s with the addition of several small industries. Residential development also began to occur throughout the city.

The economy continued to diversify during the period after World War II. Although agricultural land decreased due to the construction of Lake Hartwell, the development brought in new industries, which began to move into the county. The rail line that had traditionally served both passenger and cargo needs became exclusively cargo. Construction of commercial buildings on the north and west sides of the square occurred. A fire in 1967 caused the demolition of the 1901 courthouse, which was replaced by a one-story stucco structure that remains today. Black and white schools were merged to form one school system and a new high school was built in the 1960s for both the city and the county. Residential development backed by federal loan programs, included construction of small, frame dwellings situated in side yards of original Victorian Era homes.

Historic Resources Inventory.

The City of Hartwell's historic resources have been categorized according to property type to help identify them more clearly. These categories include: residential resources, commercial resources, institutional resources, industrial resources, rural resources, and historic, archaeological and cultural resources.

It is important to emphasize that the exclusion of some historic resources from the following sections does not

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necessarily indicate that they are not significant or worthy of preservation.

Residential Resources.

The historic residential structures in the city of Hartwell are significant for representing the various stages of settlement and development in the city. During the late 19th and early 20th centuries, the majority of the historic residential construction in Hartwell consisted of wood frame structures and a few brick structures. Most of Hartwell's historic residences are concentrated along Benson Street, Forest Avenue, Johnson Street, Franklin Street, Howell Street, College Avenue, Webb Street and Jackson Street, as well as the smaller streets which exit off the eight major streets. Most historic residences located along these major streets have been listed in the National Register of Historic Places since September 1986 either as part of a district or as individual nominations (Map -1). The four National Register District's for the City of Hartwell include the Hartwell Commercial Historic District, Benson Street-Forest Avenue Residential Historic District, Franklin Street-College Avenue Residential Historic District, and the Witham Cotton Mills Historic District. The locally designated districts protected under Hartwell's Preservation Ordinance (1986) follows the same boundaries as the 1984 Multiple Resource Nomination.

Styles represented in Hartwell include Georgian Revival, Craftsman Bungalow, Queen Anne, Victorian eclectic, Greek Revival, Gothic Revival, and Neo-Classical. A good example of Georgian Revival style is the McCurry-Kidd-Hailey Residence. The Georgian Revival style elements of the McCurry-Kidd-Hailey Residence include a rectangular plan, symmetrical facade, porch with columns, hipped roof, wide bracketed eaves, Palladian windows, and front door with sidelights. Good examples of the Craftsman style are the Benson-Teasley House located on Benson Street and a residence located at the corner of Richardson and Howell Streets. The craftsman style detailing of the Benson-Teasley House include a low pitched roof, wide bracketed eaves, roof dormers, and a one-story porch with square columns set on brick bases. The design for the Benson-Teasley House, and a few other Craftsman Bungalows in Hartwell were adapted by local builder J.W. Temple from a pattern book of high style designs by Leila Ross Wilburn, an Atlanta architect. The residence located at the corner of Richardson and Howell Streets features twin gables, wide bracketed eaves, and a wrap around porch supported by oversized columns. Other examples of the craftsman style include the Teasley-Craft Residence, Dr. Owen Meredith/Bowers Residence, Rucker-McCurry-Thornton Residence, and the Best Residence. The Linder Residence located on Linder Street is representative of the Queen Anne Style. The

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house has a turret and a one-story wrap around porch with a conical roof at the corner. Another good example of the Queen Anne Style is the Bailey/Kidd Residence located at 305 West Howell Street. Residences in Hartwell that are examples of Victorian eclectic style include the Teasley-McCurry-Myers Residence, Higginbotham/Saul Residence, Candler-Linder Residence, and others. The Teasley-Holland Residence is a good example of the Victorian Style. This structure is now the home of the Hart County Museum. The only Greek Revival residence in Hartwell is located at the north end of Benson Street. This residence is a one-story frame structure with a pediment styled entrance porch, Doric columns, dentil molding, and a door with sidelights and a transom. The only Gothic Revival styled residence in Hartwell is the A. M. Richardson House located at the opposite end of Benson Street. The house has a steeply pitched roof with twin dormers, rounded arched windows, and weatherboard siding. The Satterfield Residence/Hartwell Inn is classified as one of the most elaborate examples of Neo-classical styling in Hartwell. The house is an asymmetrical two-story frame structure with a two-story portico supported by Tuscan columns. The front entrance door has a trabeated transom over the door with sidelights of leaded glass and is framed by pilasters.

There are several architectural house types represented in Hartwell such as the bungalow, central hall, hall and parlor, and double pen. The overall rectangular shapes and irregular floor plans characterize the bungalow house type. They are generally low (oriented horizontally) with varied roof forms and integral porches. Bungalow house types with craftsman details include the Kendrick-Matheson-Feltman/Hardigree Residence and the Linder-Huckaby/Griggs Residence. The central hall type consists of a central hallway separating two rooms with a side-gabled roof and often displays exterior end chimneys. This type can be seen frequently throughout residential areas of Hartwell. The hall and parlor house type is usually one room deep and consists of two rooms unequal in size with the front entrance offset from center, a gabled roof and often found are exterior end chimneys. This house type can be seen in the Witham Cotton Mills Historic District. Two rooms equal in size with two end chimneys serving both rooms characterize the double pen house type. Often this house type can be found having separate entrances for each room. Another commonly found mill house is the saddlebag, two pens sharing a centrally located chimney with either separate doors to each pen or with a central door leading to vestibule. This house type is also found in the Witham Cotton Mills Historic District.

Within the City limits of Hartwell, many historic residential structures are becoming vacant and in disrepair. Reuse of residential structures for commercial use have become apparent throughout the City. Good examples of reuse

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of historic residential structures can be seen on Howell Street. Examples of businesses adaptively reusing historic residential structures include Buchneer Realty and Hartwell Parole Office. An inappropriate remodeling of a historic house, known as the Teasly House, can be seen on Carter and Howell next to City Hall and Public Parking. The structure is now vacant, but can be successfully reused as a business because of its ideal location.

The spread of commercial development along Franklin Street has resulted in historic residential structures being used for office space. Reuse of these historic residential structures is a positive way to improve these structures as well as preserving them while maintaining the residential feeling in the area. The integrity of these structures must be considered when rehabilitating them to accommodate a business. When rehabilitating the residential structure, the owner should follow the Secretary for the Interior Standards for Rehabilitation, which may make them eligible for State and Federal Tax Credits. The success of re-use of historic residential structures on Howell Street will give an incentive to new development forming on Franklin Street.

Within the Athens Street area, there are individual listings of residential structures on the National Register of Historic Places and possibly new individual listings that could be added to the National Register. There is a concentration of historic residences along Athens Street that could be amended into the current

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district. The Benson Street - Forest Avenue Residential Historic District could possibly expand its boundaries to include more of the historic residential structures on Benson Street and Alford Road.

To better recognize National Register historic districts, the City of Hartwell should consider placing wooden signs with attractive lettering at historic district entry points. The signs would make it easier for tourists and local residents to recognize important areas of Hartwell. Because of the number of historic structures in Hartwell, an updated historic resources survey should be prepared to recognize new structures that could be eligible for district or individual listing in the National Register or local designation. The last Multiple Resource Survey was prepared for Hartwell in September 1977.

Commercial Properties.

The Hartwell Commercial Historic District contains mostly one and two-story brick commercial structures dating from the late 19th and early 20th centuries. The commercial district was laid out in a gridiron fashion that remains intact. The major streets intersect to form a public square that contains the county courthouse. Stylistic elements found in the historic commercial district include Greek Revival, Richardsonian Romanesque, Neo-classical Revival, Art Deco, Stripped Classical, and English Vernacular Revival. The commercial structures have many decorative features that include arched windows, hood moldings, metal cornices, brick stringcourses, corbelled cornices, and metal columns.

The former bank building, now the Carter Law Building, located at the corner of Howell and Forest, is an example of the Romanesque Revival style. This building has a brick and masonry facade, a cupola, a turret, and large arched windows with radiating voussoirs, which makes it a focal point when entering the commercial district. The Hailey Drug Store building has Neo-classical Revival elements, which include a simple entablature and geometric patterns within the brick pilasters. The Judy Theater is a good vernacular example of the Art Deco style. This structure is a quonset hut, which is a "half-cylindrical framework, covered by corrugated metal that was widely used for housing and other purposes in the 1940's during and immediately following WWII."² As outlined in the Guidelines for Rehabilitation and New Construction in Hartwell's Historic Districts (1990), the Judy Theater is currently used for a warehouse and offices. Within Hartwell's commercial district, an English Vernacular Revival service station serves as an example of national service station designs in small communities. The 1932 one and one half-story brick building, on

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the corner of Howell and Jackson Streets, has a steeply pitched multi-gabled roof, chimneys, and arched windows. The service station retains its original use and is owned by Willy's Service Station and Muffler Shop.

Hartwell's downtown commercial district also retains several historic landscape characteristics; including the courthouse square lined by mature elm and oak trees, the raised sidewalks with hexagonal pavers, and landscaped alleyways, which should continue to be maintained as a link between the downtown square and Depot Street. There have been several beautification and streetscape improvement projects that have enhanced the landscape characteristics in and around the courthouse square.

The downtown commercial district remains intact except for new development in various areas throughout the district. New development occurring within the historic commercial district should utilize the guidelines prepared in 1986 for new and infill construction in order to preserve the historic integrity of the district.

To better recognize Hartwell's Historic Commercial District, the City should place appropriately designed signage at district entry points as was suggested for the residential districts. Other ways in which Hartwell could promote its historic downtown commercial district is promoting the façade grant for commercial property owners who rehabilitate or restore their storefronts. This could be accomplished on a local level through the assistance of local banks. Federal and State programs exist such as the U.S. Small Business Administration (SBA) 7(a) Guaranteed Loan Program or the 504 or Certified Development Company programs which makes loans and loan guarantees available to qualifying small businesses for building rehabilitation and acquisition.

Hartwell maintains a Downtown Development Authority with a manager whom directs the successful Mainstreet Program. The manager coordinates most of the beautification and streetscape projects and works with the business owners on preservation related issues to their building.

6.5. Institutional Resources.

Institutional resources in Hartwell include structures such as schools, churches, and government buildings. In the original gridiron plan, a space was reserved for a community school, which was built in 1855 on the site of the Bailly Kidd Residence on the corner of Howell and Chandler Streets. This illustrated the importance of education in the early history of Georgia's communities. In the black community of Rome, churches sponsored the schools such as those held in the St. Luke's A.M.E. parsonage and the Savannah River School, which included a dormitory building and several

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frame dwellings. These church-sponsored schools were eventually consolidated to form the Hartwell Training School. The dormitory remains as a document of Hartwell's educational past.

The Colonial Revival-inspired one-story brick school building was constructed in 1934. The Works Progress Administration (WPA) constructed the brick, classically inspired school gymnasium. The black and white schools were combined in 1970 form the Hart County High School and Junior High School.

In the early history of Hartwell, the establishment of churches represented the importance of religion in the community's development both spiritually and socially. The first Hart County courthouse was used as a gathering place for interdenominational religious services. As Hartwell grew, three congregations built permanent structures to house their services.

The Gothic-Revival style First Methodist Church (c.1897) of Hartwell was originally established in 1854, the same year the City of Hartwell was formed. The original Methodist church was the first church built in Hartwell and was used by other congregations, namely the Baptists and Presbyterians, whom did not have a church building.

The Hartwell Baptist Church is a one-story brick structure with a gabled roof, two arched entrance doors and three nine over nine frosted windows. The church congregation started under a brush arbor near Tanyard Branch in 1862 and in 1895 the permanent structure was built in the community of "Rome". The church is the only historic church structure remaining in the "Rome" community and represents the evolution of development from a brush arbor to a permanent structure.

An institutional resource associated with government exists on Johnson Street. The historic Hart County Jail, a Romanesque Revival-styled structure, has two-stories with a rectangular plan and a three-story tower projecting from the center of the facade. The Hart County Jail is used for office space.

Industrial Resources.

Few historic industrial sites remain in Hartwell; however, those that do exist may be associated with commercial activity related to cotton, agriculture, the railroad, and textiles. The most important historic industry, the Chatham, now the Springs, Cotton Mills, represents the agricultural economy prevalent in small towns in Georgia. This mill opened Hartwell's economy to distant markets. Other industries located next to the railroad were also cotton-related.

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Another industry-related structure is the Franklin Light and Power Company Steam Generating Station. The generating station is a one-story brick structure that was once used as a steam generator plant. The building includes segmental arched windows, brick corbelled cornice and plain brick pilasters located at the corners of the building. This structure was the original power generating system for the City of Hartwell and surrounding communities and should be preserved.

Rural Resources.

Rural resources can include numerous aspects of a community. These resources include, but are not limited to, barns and outbuildings associated with agricultural activity, open space such as pastures and fields, abandoned rail beds, covered bridges, and scenic byways. The City of Hartwell is centered within a county which has a strong agricultural base. In Hartwell, most remaining rural resources are located along the edges of the city limits. An example of a rural farmstead within the city limits is the Jackson Morrison Farmstead off Rome Street. In 1902, Morrison, a prominent citizen of Hartwell's black community, constructed a small city farmstead north of the Rome district. Morrison served as a local carpenter, farmer and real estate entrepreneur who purchased subdivided property from local white landowners and resold the lots to black citizens for single-family residences. Remaining elements of the property are the one-story central hall plan house; 3.46 acres of open space pasture land, and a pecan grove surrounding the house.

Another example of a city farmstead is the McMullan-Vickery House located near the Jackson Morrison Farm on Forrest Avenue and Reynolds Street. Originally, the property included forty acres, which produced corn and wheat and pastured cows and sheep. This has been reduced over the years to almost four acres. The farmstead is also significant for having the most intact collection of outbuildings in Hartwell such as a well house, a small barn (c.1900), a large barn (c.1931), and a garage. The house and outbuildings are situated among a pecan grove.

Historically, Hartwell served as the commercial center for the county and surrounding communities. The Hartwell Railroad, established in 1879, served as a spur from Hartwell to Bowersville, where it joined the Elbert Airline Railroad. Currently, the railroad is unused, however, the tracks remain. Also remaining are some of the warehouses and the depot. In the 1980's, the City of Hartwell and the Chamber of Commerce, with the help of volunteers, created a tourist train route that ran passenger excursions between Hartwell and Bowersville. Unfortunately, this venture was not successful. Nevertheless, a similar project in the future might be considered if properly promoted and supported on a

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regional basis. Another option would be a rails-to-trails project whereby the railroad bed would be converted to a multi-purpose trail from Hartwell to Bowersville. This may draw tourists, as well as residents from Hartwell and the lake area.

A source of funding for a study and project implementation is the Recreational Trail Grant (Symms Grant).

Historic, Archaeological, and Cultural Sites.

A variety of historic, archaeological, and cultural resources exist in Hartwell. Among them are such cultural sites as the monument commemorating Nancy Hart at the fork of S.R. 29/181 and Old Anderson Highway and the city cemetery located behind the old jail off Carolina Street. Other historic aspects of Hartwell include landscape features found throughout the city. One of the most prominent landscape features is the courthouse square. Although the historic courthouse is non-extant, the sitting of the square in the center of the city on a slight rise adds to its position as the major focal point. The elms and water oaks located around the square also add to the historic feel. Another historic landscape feature in Hartwell is the remnants of the Peek Nursery grounds along Benson Street characterized by groves of pecan trees. Additionally, the informally landscaped yards throughout the neighborhoods add a park-like impression, which was typical of landscape design during the turn-of-the-century and also adds to the quality of life experienced by the residents.

Although there are few, if any, recorded archaeological sites within the city limits of Hartwell at this time, recognition and protection of any potential archaeological resources is encouraged. Archaeological resources should be treated as an important part of the city's historic and prehistoric past. It is important to protect these archaeological resources from damage caused by development or collection by nonprofessionals who do not properly record the site information and location. These resources may be lost if not recognized and protected.

Impacts on Historic Resources.

Protection of historic resources has been an important local objective in the City of Hartwell since the Multiple Property National Register nomination in 1984, passage of a local preservation ordinance in 1986 and design guidelines in 1990. Nevertheless, some negative impacts on historic resources exist. The development of property on or near historic resources in an incompatible manner has occurred and may pose a threat to the integrity of currently protected properties. The area along east Franklin Street seems to be particularly vulnerable to development pressures and has sustained some losses of important historic resources over the years. This area has historically been residential in

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character, but is rapidly losing this character, which includes turn-of-the-century residential architecture and landscaping, as well as mature street trees. This is not to suggest that commercial development be entirely discouraged in this area. It is suggested, however, that future development be integrated with existing historic structures in a compatible manner. As mentioned in the Residential Resources section, many of the residential structures situated along Franklin Street can be adaptively reused for commercial purposes such as offices, shops, and restaurants. Adaptive reuse enables an area to develop commercially, while retaining its historic character. This is also recommended for other residential areas of the city currently in transition such as west Franklin Street, Howell Street, Forrest Street, and Carter Street. Because many of these areas are listed in the National Register of Historic Places, property owners may be eligible for investment tax credits for substantial rehabilitation.

Inappropriate alterations have also impacted some of Hartwell's important historic resources, some of which are not currently protected under the local preservation ordinance. It is important to take into consideration the historic character of a structure when undergoing rehabilitation projects. An excellent resource for rehabilitation in Hartwell, even for properties not included in any of the local districts, is the Guidelines for Rehabilitation and New Construction in Hartwell's Historic Districts prepared in 1990. Also, guidance from the Regional Preservation Planner, the State Historic Preservation Office, the Hartwell Historic Preservation Commission, or a private consultant should be considered.

In recent years, the City of Hartwell has accomplished much in the way of protecting its historic resources. In 1977 a countywide comprehensive historic resources survey of Hart County was conducted by the Department of Natural Resources, which noted only 20 historic resources in the Hartwell city limits. A multiple property National Register nomination was initiated by a group of interested citizens, the Older Homes Preservation Society, in the early 1980s. This innovative nomination included many of Hartwell's historic resources, which far outnumbered the 1977 survey inventory.

In 1986 a Preservation Ordinance was passed, which led to the appointment of the Hartwell Historic Preservation Commission. The Commission, whose responsibility includes the review of design changes within the district, recommended the current local districts and landmarks based on the National Register nomination. Additionally, the City of Hartwell became the Georgia Mountains Region's only Certified Local Government (CLG). As

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a CLG, Hartwell applied for a Survey and Planning Grant to have a set of design guidelines prepared. The Guidelines for Rehabilitation and New Construction in Hartwell's Historic Districts contains maps showing the location of the locally designated districts and landmarks. Its purpose is to assist the Historic Preservation Commission to make objective decisions concerning exterior changes to properties in the local districts in order to maintain the area's historic integrity, as well as providing property owners with a reference when undertaking sensitive rehabilitation projects.

Strategies for Further Historic Preservation Activities.

The following are elements of a potential preservation plan for the City of Hartwell. They are suggestions to follow to implement continued preservation in Hartwell, but are by no means a complete preservation plan. Ideally, the community can pursue all of the following objectives, but it is wise to take on one at a time to achieve long-lasting and community-supported preservation.

Survey.

A recent preliminary, or "windshield" survey was conducted during the summer of 1993, which indicated over 200 historic structures. Given the small amount of resources inventoried in the 1977 Department of Natural Resources survey, a current comprehensive survey is needed in Hartwell so that additional historic resources may be taken into account for amendments to the Multiple Property National Register nomination, as well as future district and landmark designations. A Contract for Services survey grant can be applied for through the Office of Historic Preservation for funds to conduct a city or, preferably, countywide survey. Besides identifying properties eligible for the National Register or local district or landmark designation, surveys can be used to expedite environmental review by governmental agencies; aid preservation and land-use planning; and promote research of the state's history and architecture.

Heritage Tourism.

In recent years, studies have shown that tourism is playing an increasing role in both the U.S. and Georgia economy. Tourism is the second largest retail industry in the country. In 1993 a study entitled: *Profiting from the Past: the Economic Benefits of Historic Preservation in Georgia* examined how all forms of historic preservation impact the economy. The report showed, in 1996, tourists spent \$453 million on historic-related leisure related activities; more money than was spent on general sightseeing activities. Heritage tourists spend more money than the average tourist per

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trip, \$688 versus, \$425 and heritage tourists stay for a greater length of time versus the average traveler, 5.2 nights versus 3.3. Lastly, from 1992 to 1996 rehabilitation of historic properties created 7,550 jobs, \$201 million in earning, and \$599 million in total economic impact on the state economy, and that is from just the projects that participated in federal and state programs.

A large part of the tourism market involves historic sites as destinations. The City of Hartwell should be able to capitalize on the tourism industry because of its many attributes such as its historic districts and landmarks, its proximity to Lake Hartwell, and its proximity to Interstate 85, a major transportation route. The Hartwell Railroad corridor could also be utilized once again as a tourist draw, if not as a passenger railway, than as a rail-trail.

Heritage tourism can play an integral role in Hartwell's economic development. The development of a countywide heritage tourism plan in partnership with Hart County and the City of Bowersville would provide the City of Hartwell with an analysis of tourism potential in the community, a set of objectives, as well as tools and techniques to implement a heritage tourism strategy. Coordination between the City of Hartwell, Hart County, the Hart County Chamber of Commerce, the Hartwell Historic Preservation Commission, Parks and Recreation Departments, the City of Bowersville, and the Hart County Historical Society should be an integral part of any tourism planning process, as well as the marketing and promotion of heritage tourism. Coordination with other communities and counties in the Georgia Mountains region should also be considered while developing a heritage tourism plan.

In 1989, the National Trust for Historic Preservation initiated a three-year program to promote heritage tourism across the country. From this, many case studies and resource materials were developed to assist communities in the development of heritage tourism. The National Trust suggests five principles to follow when considering heritage tourism in your community:

1. Authenticity and Quality: Tell the true stories of historic sites. The specific development of an area and the contributions made by previous generations are what distinguish one place from another.
2. Education and Interpretation: History can be fun. Names and dates don't bring a place or an event alive, but human drama and history does. The interpretation of historic sites should be creative and exciting.
3. Preservation and Protection: Take care of maintaining historic places, and the historic buildings of neighborhoods and towns for residents and visitors both now and in the future. A community wanting to attract tourists must safeguard the future by establishing measures to protect the very elements that attract visitors.

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4. Local Priorities and Capability: Build strong, comprehensive tourism programs, directed toward local priorities and ensure that tourism is of economic and social benefit to the community and its heritage.
5. Partnership: Cooperation among business people in tourism, operators of historic sites, local governments and many others is important to enhance tourism activities. Historic sites and districts deserve special funding consideration for operations and maintenance since they are often the reasons why people wish to visit a community.

Several funding sources exist for heritage tourism plans and some activities. These sources may include the Office of Historic Preservation's Survey and Planning Grant, the Department of Community Affairs' Local Development Fund, and the Transportation Enhancement funds through the Intermodal Surface Transportation Efficiency Act (ISTEA).

Hartwell Historic Preservation Commission.

The Hartwell Historic Preservation Commission should increase its visibility in the community by taking a leadership position in local preservation-related activities and programs. Activities and programs may include: continuing the production and dissemination of the Design Guidelines and educational brochures; sponsoring workshops and seminars on various preservation issues; participating in Historic Preservation Month (May) and week activities; and contributing educational articles and announcements to the local newspaper or radio stations. Another important role of the Hartwell Historic Preservation Commission should be in informing the public of various state and federal economic benefits for preservation. Three such programs include the State Rehabilitated Historic Property Tax Assessment Freeze, the federal Rehabilitation Investment Tax Credit (RITC), and the Georgia state income tax credit for rehabilitated historic properties. The State Tax Freeze provides an owner of historic property, which has undergone substantial rehabilitation following the DNR's Standards for Rehabilitation, an eight-year freeze on property tax assessments. With the RITC program, certain expenses incurred in connection with rehabilitating an old building are eligible for a tax credit. RITCs are available to owners and certain long-term renters of income-producing properties for either 20% for a certified historic building or 10% for a "non-historic" building constructed before 1936. The 20% RITC project must meet the "substantial rehabilitation test" and follow the Secretary of the Interior's Standards for Rehabilitation. The state income tax credit or rehabilitated historic properties is a program that provides a state income tax credit up to \$5,000 for projects that meet DNR's *Standards for Rehabilitation*. With this program, at least 5% of the

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qualified rehabilitation expenditures must be allocated to work completed to the exterior of the structure.

It is suggested that the Hartwell Historic Preservation Commission provide this information at the building permit stage so that all historic property owners wishing to rehabilitate their property may become aware that their rehabilitation projects may qualify for these economic benefits. The City of Hartwell might also consider creating their own tax credit or benefit as a local incentive to rehabilitate and preserve historic properties.

Conclusion.

The City of Hartwell has had many preservation successes. Nevertheless, economic development and historic preservation efforts should be considered an ongoing process. The key to a successful preservation program is public participation, awareness and education. The Hartwell Historic Preservation Commission should play a key role in this.

Hartwell residents should be informed of the benefits of preservation including:

- . Historic resources are top tourist destinations. Revitalized buildings and historic districts attract new business and tourists, stimulating retail sales and increasing sales tax revenue.
- . Historic rehabilitation creates new jobs during construction and later in new offices, shops and restaurants.
- . Property values tend to improve in revitalized areas.
- . Tax incentives are available for rehabilitation.
- . Less energy is required to rehabilitate old buildings than to demolish and replace them with new construction.

Goals and priorities should be set for the preservation of all worthy historic resources in Hartwell. These goals might include the continued protection of the most important historic resources from demolition or demolition by neglect, and encouraging property owners, organizations and businesses to use the available historic resources to their full potential including adapting the structures to new uses.

The final step in developing a plan for preservation in Hartwell is to implement the tools and actions needed to achieve the community's goals. These tools or actions include survey, additions to the National Register and locally designated districts and landmarks, continued enforcement of the local preservation ordinance, financial incentives such as Investment Tax credits, and community development programs. Information about these programs may be obtained from the Georgia Mountains Regional Preservation Planner or the State Office of Historic preservation in the Department of Natural Resources.

Goals, Policies and Objectives

Goal
Protect, Preserve, and Promote the historic resources of Hartwell
Policy
Identify the historic resources in Hartwell
Objective
Conduct a historic resource survey to identify all historic buildings, sites, and objects in Hartwell
Identify those resources that are eligible for listing on the National Register of Historic Places
Policy
Educate the public on various aspects of historic preservation through various means
Objective
Educate property owners on the various tax incentive programs
Educate property owners on the benefits of listing their property on the National Register of Historic Places
Create educational materials on design guidelines, certificates of appropriateness and the benefits of rehabilitation versus new construction to be included with a business licenses and to be placed at the various real estate offices
Policy
Promote the economic benefits of Historic Preservation
Objective
Use the historic nature of the city to promote heritage tourism in Hartwell
Use the history of the city as a source of pride to promote the city
Create a walking tour of the downtown area and the surrounding neighborhoods
Policy
Encourage the use of historic preservation in community growth projects
Objective
Encourage the adaptive reuse of historic buildings for new functions
Encourage the historic neighborhoods to adopt design guidelines to maintain their historic character
Encourage the redevelopment of the surrounding neighborhoods while maintaining their historic character
Policy
Support the efforts of the downtown development authority and of the historic preservation commission